Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

20-CD-243

WARRANTY DEED

Karen Johnson Davidson County
Batch# 404843 **DEEDWARR**
05/22/2020 11:20:11 AM 2 pgs
Fees: $13.00 Taxes: $1,167.35

20200522-0053430

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,499.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, Suite 400, Franklin TN 37067

File No.: 20-CD-243

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brett Graham and Alma Leticia Graham	Brett Graham and Alma Leticia Graham	076010D02200.CO
(NAME) 1119 Lady Nashville Drive	(NAME) 1119 Lady Nashville Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifteen Thousand Four Hundred Ninety-Nine And No/100 Dollars ($315,499.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES L HALL AND NATALIE HALL, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRETT GRAHAM AND ALMA LETICIA GRAHAM, HUSBAND AND WIFE HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 22, on the plan of Final Plat, Heritage Hills, Phase 3, Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20171004-0102057, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to James L. Hall, married man, by Warranty Deed, from Ole South Properties, Inc., a Tennessee corporation, dated September 6, 2018, recorded September 25, 2018, of record in Instrument No. 20180925-0094886, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Ole South Properties, Inc., a Tennessee corporation, by Warranty Deed, from Ole South/Craighead Joint Venture, a Tennessee joint venture,

dated March 13, 2018, recorded March 16, 2018, of record in Instrument No. 20180316-0024879, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1119 Lady Nashville Drive, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 20 day of May, 2020

James L Hall

Natalie Hall

STATE OF TENNESSEE
COUNTY OF Williamson

On this 20 day of May, 2020 before me personally appeared James L Hall and Natalie Hall to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 20 day of May, 2020

Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON

Notary Public